| 077.0 | 0002 | 0005.A | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 855,200 / | 855,200 |
| | | | | | USE VALUE: | 855,200 / | 855,200 |
| | | | | | ASSESSED: | 855,200 / | 855,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 10 | | PARKER RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WALIA ADORNA O |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 10 PARKER ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PIANDES ELIZABETH ESTATE - |
| Owner 2: | C/O DEUTSCH WILLIAMS - |
| Street 1: | 99 SUMMER STREET |
| Twn/City: | BOSTON |
| St/Prov: | MA Cntry: |
| Postal: | 02110 |

## NARRATIVE DESCRIPTION

This parcel contains 10,783 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 2108 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10783.000 | 334,800 | | 520,400 | 855,200 |
| Total Card | 0.248 | 334,800 | | 520,400 | 855,200 |
| Total Parcel | 0.248 | 334,800 | | 520,400 | 855,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.62 | /Parcel: 405.6

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 48772
GIS Ref:
GIS Ref:
Insp Date: 06/19/09

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 077.0-0002-0005.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 432,800 | 0 | 10,783. | 520,400 | 953,200 | 953,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 330,700 | 0 | 10,783. | 520,400 | 851,100 | 851,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 330,700 | 0 | 10,783. | 446,100 | 776,800 | 776,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 330,700 | 0 | 10,783. | 416,400 | 747,100 | 747,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 330,700 | 0 | 10,783. | 356,900 | 687,600 | 687,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 329,200 | 1081100 | 10,783. | 319,700 | 1,730,000 | 1,730,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 329,200 | 0 | 10,783. | 295,900 | 625,100 | 625,100 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 329,200 | 0 | 10,783. | 282,200 | 611,400 | 611,400 | | 12/13/2012 |

!6407!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 21:11:27 |

## LAST REV

| Date | Time |
|---|---|
| 09/09/20 | 15:36:53 |

apro

PAT ACCT. 6407

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 48772 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PIANDES ELIZABE | 30628-159 | | 9/3/1999 | | 382,000 | No | No | | |
| | 11515-616 | | 5/24/1968 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/19/2015 | 1588 | Solar Pa | 13,112 | | | | | |
| 3/4/2015 | 209 | Solar Pa | 9,000 | | | | | Install solar pane |
| 3/4/2015 | 1209 | Solar Pa | 3,000 | | | | | |
| 8/6/2013 | 1179 | Shed | 3,250 | O | | | | |
| 4/25/2005 | 292 | Manual | 6,200 | | | | | cover existing dec |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/21/2015 | Permit Insp | PC | PHIL C |
| 5/5/2014 | External Ins | PC | PHIL C |
| 2/26/2014 | Info Fm Prmt | EMK | Ellen K |
| 6/19/2009 | Measured | 189 | PATRIOT |
| 6/19/2000 | MLS | | |
| 11/8/1999 | Mailer Sent | | |
| 10/14/1999 | Measured | 256 | PATRIOT |
| 3/1/1992 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10783 | | Sq. Ft. | Site | | 0 | 70. | 0.69 | 4 | | | | | | | | | 520,441 | | | | | | 520,400 | |

Total AC/HA: 0.24754 | Total SF/SM: 10783 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 520,441 | Spl Credit | Total: 520,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | 8 - Brick Veneer | 10 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1952 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G15 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 2 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.28405797 |
| Const Adj.: | 1.00289965 |
| Adj $ / SQ: | 122.339 |
| Other Features: | 111740 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 485212 |
| Depreciation: | 150416 |
| Depreciated Total: | 334796 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 2 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

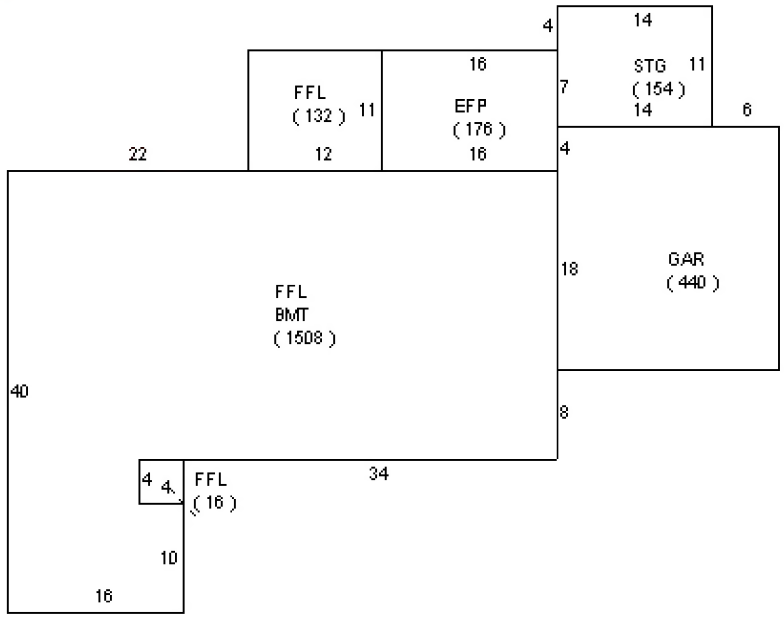
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 148.03 |
| Special Features: | 0 | Val/Su Net: | 85.10 |
| Final Total: | 334800 | Val/Su SzAd | 202.17 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,656 | 122.340 | 202,594 |
| BMT | Basement | 1,508 | 45.680 | 68,878 |
| GAR | Garage | 440 | 20.740 | 9,126 |
| EFP | Enclos Porch | 176 | 42.820 | 7,536 |
| STG | Storage | 154 | 7.320 | 1,127 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,934 | | | Total: | 289,261 |
| Size Ad | 1656 | Gross Are | 3934 | FinArea | 2108 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 30 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 077.0-0002-0005.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X16 | A | AV | 2004 | 0.00 | T | 12 | 101 | | | | | | |
| 2 | Frame Shed | D | Y | 1 | 12x16 | A | AV | 2013 | 0.00 | T | 4.8 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|